



County of Orange

MEMO

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PA00-0104

FILE:

DATE: October 19, 2004
TO: RECORD/FILE/APPLICANT
FROM: John B.Buzas, Assistant Director, RDMD/PDS
SUBJECT: Changed Plan CP04-0046 For Project No. PA00-0104
APPLICANT: C. J. Light Associates for Ron Pharris (original applicant was Thomas Tucker)

The subject Changed Plan has been reviewed by Bill Melton of Current and Advance Planning Services and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Zoning Administrator.

The proposed changes are applicable only to Lot 8, Tract 1104 (174 Emerald Bay) and are as follows:

Modify the enclosed off-street parking by replacing the approved 4-car garage located on the south side of the property with a 2-car garage and adding an oversized 1-car garage on the north side of the property. The garage modifications create a larger courtyard area.

The architectural styling has been changed but remains within the building footprint approved. The revised plans have been reviewed and approved by the Emerald Bay Community Association.

John B. Buzas

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.